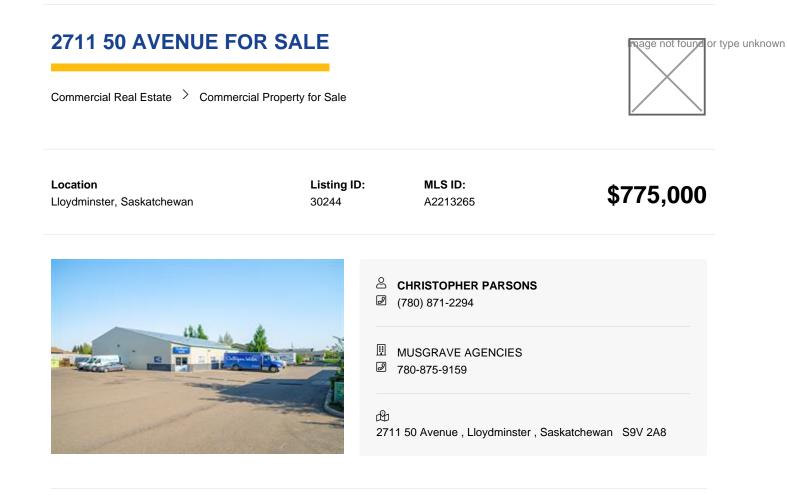


Generated: Sep 2, 2025, 2:36:58

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.



Transaction Type For Sale

Subdivision Aurora

Structure Type Mixed Use

Legal Plan 101905589

Lot Size (Sq. Ft.) 23522

Roof Metal

Heating Floor Furnace,Natural Gas,Radiant

Access to Property See Remarks

Reports

None

Days On Market

Building Type Office Building,Warehouse

Property Type Commercial

Building Area (Sq. Ft.) 7400.00

Lot Size (Acres) 0.54

Foundation Slab

Lot Features Paved

Inclusions N/A Zoning C2

Year Built 2006

Property Sub Type Mixed Use

Building Area (Sq. M.) 687.48

Construction Type Metal Siding ,Wood Frame

Cooling Central Air

Commercial Amenities Boardroom,Dock Loading,Floor Drain(s)/Grease Trap(s),Freezer(s),Storefront

Restrictions None Known

Home of Culligan Water, this 7,400 square foot building sits on +/- 0.54 acres and is conveniently located in a SK side commercial area. It is surrounded by professional services, retail and easy access to other amenities and residential neighbourhoods. Perfectly set up for shipping and receiving, the shop is accessed by way of 1- 10'x8' dock door and 2 – 12'x12' overhead electric doors. The shop also features: 17' ceilings, trench drain, mezzanine (approx. 49'9"x12'6") radiant heat and a 3-piece washroom. The office area features: retail area (32'x23'6"), boardroom, 2 offices, lunch room, 2-piece bathroom and central A/C. There are several paved parking stalls including the ability to add more parking at the back (east side) of the building. Zoned C2 – Highway Corridor Commercial.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9[™] MLS® System. Pillar 9[™] is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9[™]. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.